



Council On Affordable Housing

NEWSLETTER



February ■ 2000

Cresskill Borough Receives Same Day Service

The Council on Affordable Housing (COAH) approved a regional contribution agreement (RCA) between Cresskill Borough, Bergen County, and Weehawken Township, Hudson County, and granted Cresskill final substantive certification of its housing element and fair share plan at COAH's February 2, 2000 meeting.

After five credits for rehabilitated units, Cresskill Borough's fair share plan addresses a 70-unit obligation with zoning for 18 family rentals, the accompanying 18-unit rental bonus and 34 units in RCAs with Bayonne City (26 units) and Weehawken (eight units), both in Hudson County. With the \$160,000 in RCA funds (\$20,000 per unit), Weehawken will substantially rehabilitate eight low-income units. The RCA with Bayonne was approved by COAH at a previous meeting.

Mt. Laurel Decision to Receive National Planning Award

The American Institute of Certified Planners (AICP) Planning Landmarks/Pioneer Jury has selected the New Jersey Mt. Laurel Decision to be a recipient of a 2000 Planning Landmark award at the American Planning Association's (APA) National Planning Conference to be held at the New York Hilton in New York City on April 15-19, 2000. The award will be presented at the Awards Luncheon on April 18, 2000.

Also at the APA Conference will be a panel discus-

sion titled "Lessons From Mt. Laurel." This panel discussion is scheduled for Wednesday, April 19 at 1 p.m. The panelists will be Peter Reinhart, attorney with K. Hovnanian and COAH board member; Michael Kauker, principal of Michael F. Kauker Associates; Thomas Hall, Esq., of Sills, Cummins, et al and Shirley Bishop, COAH Executive Director. Mark your calendar and plan to attend this year's APA Conference.



Commissioner Jane Kenny congratulated officials from Cresskill Borough, Bergen County, upon the borough's receipt of substantive certification. Pictured from right to left are Commission Kenny; Cresskill Mayor John Bergamini; Robert Quinn, Esq., Borough Attorney; Shirley Bishop, COAH Executive Director; Kenneth Meiser, Esq., Special Counsel for Cresskill; and Keith Henderson, COAH planner.



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Carol Wolfe, Affordable Housing Administrator, Brick Township, Ocean County, is congratulated by DeForest B. Soaries Jr., New Jersey Secretary of State, at Brick Township's Chambers Bridge Residence ribbon cutting held December 10, 1999.

HMFA Announces Tax Credit Schedule

The New Jersey Housing and Mortgage Finance Agency (HMFA) is gearing up for this year's round of applications for the nine percent Federal Low Income Tax Credit Program. Proposed changes to HMFA's regulations regarding applications for these tax credits may be found in the January 18, 2000 issue of the New Jersey Register or at www.state.nj.us/dca/hmfa/txcredit, HMFA's web site. Some of the proposed changes concern COAH and court ordered obligations, density bonus definition and release of Balanced Housing funds.

Applications for the nine percent tax credit are due by March 23, 2000. Applicants with questions regarding the process may arrange for a pre-application meeting with HMFA staff between February 22 and March 20, 2000. Tax credit recipients will be announced on or around June 16, 2000.

For additional information and/or an application packet, interested developers may call Marty Bershtein at (609) 278-7579, Debra Urban at (609) 278-7577 or Michael Knab at (609) 278-7576.

Utility Allowance Chart Updated

On January 11, 2000, the New Jersey Department of Community Affairs (DCA) Division of Housing and Community Resources updated the utility allowance chart used for its Housing Choice Voucher Program. This is the same chart that the Council on Affordable Housing (COAH) requires municipalities and developers to use when calculating the utility allowance for low and moderate income rental units. New to this year's chart are electrical cost allowances for central or room air conditioning, range and microwave and refrigerator.

To obtain a copy of the utility allowance chart, contact Cindy Prisco at (609) 292-3000.



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